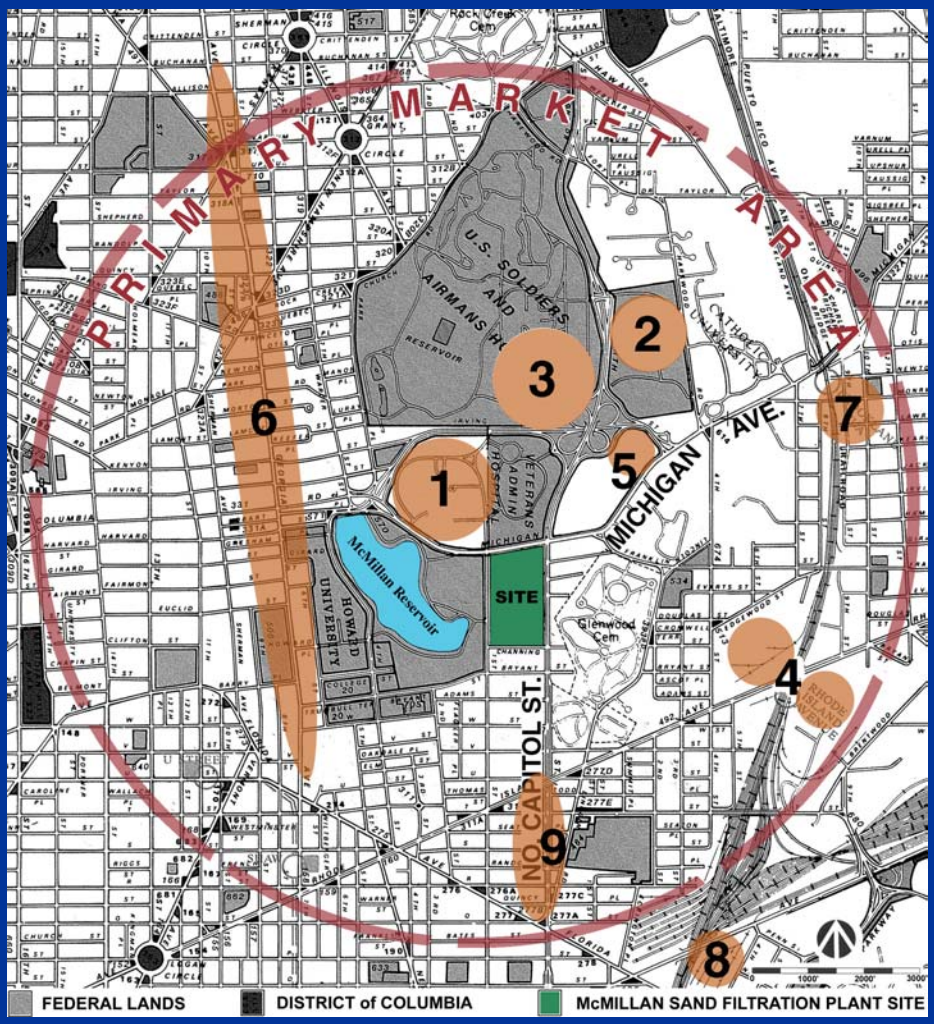
McMillan Sand Filtration Site

REVITALIZATION NEEDS & CURRENT DEVELOPMENT ACTIVITY



PLANNED PROJECTS	ACRES	OWNER
McMillan Sand Filtration Site	25	District
2. Soldiers Home East Campus	49	Federal
3. Soldiers Home West Campus (pending)	65	Federal
4. Rhode Island Metro/Brentwood Kmart	27.5	WMATA
5. Proposed Conference Center / Hotel	5.48	District
6. Georgia Avenue / HU Town Center	n/a	Multiple
7. Brookland Metro Site + CUA Site	7.2	WMATA
8. Future New York Avenue Metro Area	n/a	Multiple
9. North Capitol Street Retail	n/a	Multiple
Also … Fort Totten Metro		WMATA

The site is an important cultural landscape in the history of the District of Columbia. The site is also one of the few large scale, District-owned revitalization sites in Ward 5 and in the city.

Revitalization of McMillan must balance historic preservation, community impacts and economic sufficiency.

McMillan Sand Filtration Site

REVITALIZATION NEEDS & CURRENT DEVELOPMENT ACTIVITY

Total Residents	16,048 (as of 1999)
Total # of Employees	22,000
Total # of Patients Served (annually)	560,000 (visitors also represent potential market)
Total # of Students (annually)	16,250 (parents also represent potential market)
Preferred Uses for Employees	For sale housing, restaurants, dry cleaner, book store, full service bank, post office, job training center, grocer, fitness center, hotel/conference center, recreation

PRIMARY MARKET AREA SUPPORTABLE USES

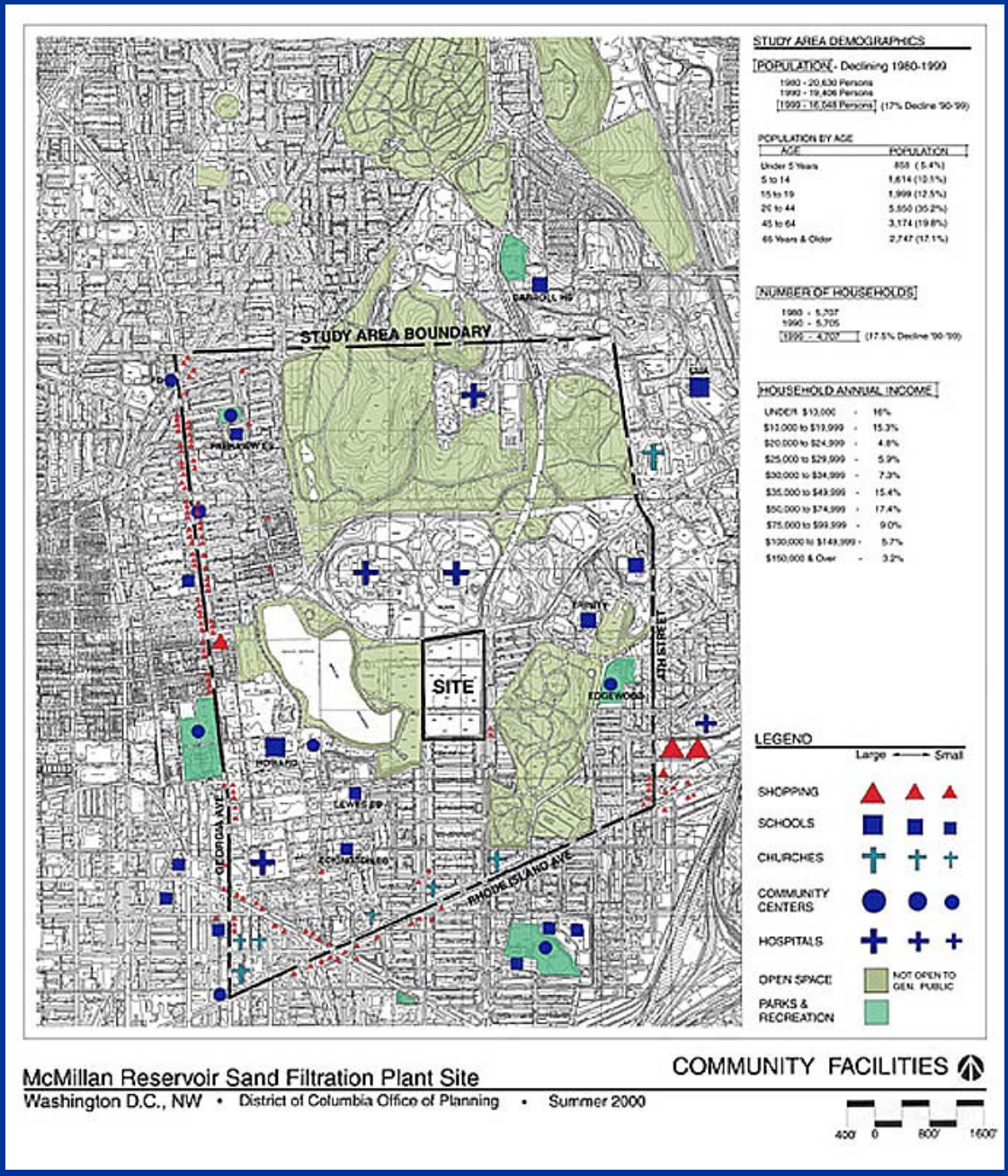
A. Townhouse Sales	200 to 245 units
B. Condominium Sales	24 to 43 units annually (2000-2004)
C. Rental Apartments	Approximately 120
D. Shoppers Goods (retail)	Approximately 50,000 SF
E. Office	60,000 SF
F. N'hood Professional Offices	Approximately 10,000 SF
G. Hotel	90 to 105 rooms

PLANNED PROJECTS	Townhomes	Condos	Apts	Retail	Office	Hotel
2. Soldiers Home East Campus	x	x	x	x	x	x
3. Soldiers Home West Campus				x	x	
4. Rhode Island Metro/Brentwood Kmart			x	x	x	
5. Proposed Conference Center / Hotel				x		x
6. Georgia Avenue / HU Town Center	x	x	x	x	x	x
7. Brookland Metro Site + CUA Site	x	x	x	x		
8. Future New York Ave Metro Area			x	x	x	x
9. North Capitol Street Retail			x	x		
Also … Fort Totten Metro		x	x	x		

McMillan Sand Filtration Site

REVITALIZATION NEEDS & CURRENT DEVELOPMENT ACTIVITY

Open Space Analysis

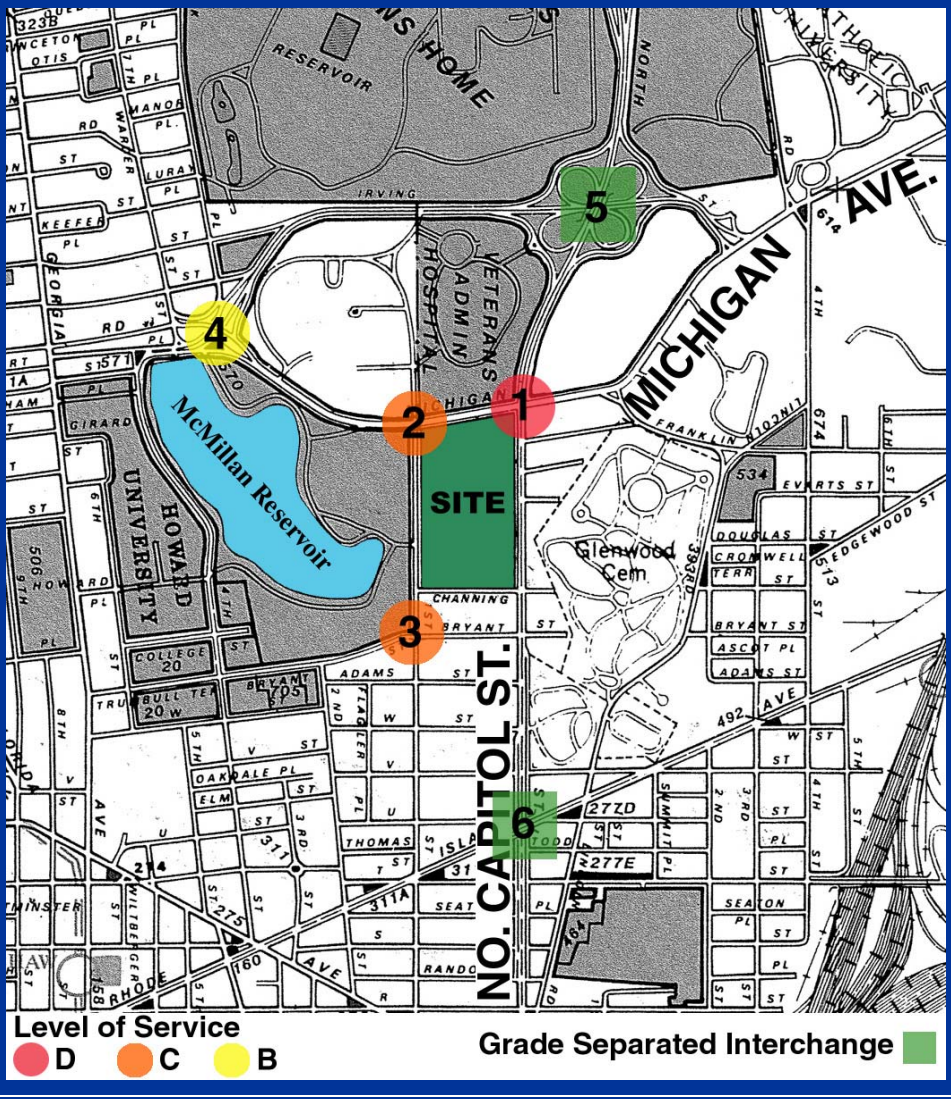


There is essentially no publicly accessible open space within the Study Area.

McMillan Sand Filtration Site

REVITALIZATION NEEDS & CURRENT DEVELOPMENT ACTIVITY

Traffic Analysis & Intersections Performance



LOCATION	LOS
1 – North Capital Street at Michigan Avenue	D
2 – Michigan Avenue at First Street	C
3 – Bryant Street at First Street	C
4 – Harvard Street at 5th Street	B
5 – Irving Street at North Capitol Street	GSI
6 – Rhode Island Avenue at North Capitol	GSI

McMillan Sand Filtration Site

REVITALIZATION NEEDS & CURRENT DEVELOPMENT ACTIVITY

Traffic Analysis & Intersections Performance

EXISTING AVERAGE DELAY/LEVELS OF SERVICE				
	AM Peak Hour		PM Peak Hour	
Intersection	**Average Delay Sec/veh.**	**LOS**	**Average Delay Sec/veh.**	**LOS**
Harvard St/5th St	14.7	B	16.8	B
Michigan Ave/1st St	24.9	C	22.2	C
Michigan Ave/North Capitol St	48.4	D	54.4	D
Bryant St/ 1st St	25.7	C	23.4	C
Source: O.R. George and Associates				

AVERAGE DELAY/LEVELS OF SERVICE WITH PROJECTED WASHINGTON HOSPITAL CENTER EXPANSION, 2015				
	AM Peak Hour		PM Peak Hour	
Intersection	**Average Delay Sec/veh.**	**LOS**	**Average Delay Sec/veh.**	**LOS**
Harvard St/5th St	15.8	B	17.6	B
Michigan Ave/1st St	33.2	C	35.2	D
Michigan Ave/North Capitol St	68.5	E	66.2	E
Bryant St/ 1st St	23.1	C	22.3	C
Source: O.R. George and Associates				

McMillan Sand Filtration Site

ECONOMIC REVITALIZATION NEEDS OF DISTRICT GOVERNMENT

1. The District is in its first years of fiscal recovery and is working smartly to first ensure basic city services are being met.

2. Forty percent (40%) of the District's land is non-taxable (federal or not for profit) and therefore contributes no property tax revenue.

3. The District's fiscal health must therefore rely heavily on revitalization strategies that encourage new residential development to increase intake of property and income tax revenues.

4. The District must use its public assets to contribute to the city's fiscal health and to the overall quality of life of residents in our neighborhoods.

McMillan Sand Filtration Site

CONCLUSIONS ABOUT REVITALIZATION NEEDS

1. Many of the development sites within the area are currently in the pipeline. Much of the market demand forecast by OP consultants may be absorbed on other sites within the primary market area.

2. When interviewed, the development community viewed the site as a prime opportunity for new housing and neighborhood-oriented development.

3. The primary market area severely lacks publicly accessible open space and other community amenities, including libraries and recreation centers. The McMillan site offers one of the best opportunities in the area to accommodate these needs.

4. Employees, students, visitors and residents lack quality choices for retail, hotel and conference facilities, and could use more for sale and rental housing in the Primary Market Area, but the traffic impacts of this site and others must be coordinated and mitigated.

5. Throughout the District a variety of housing opportunities are needed. A portion of McMillan can help to fill this housing demand and generate much needed revenues to support the site.

McMillan Sand Filtration Site

REVITALIZATION SCENARIOS

1. Given several factors including planned development in the market area, existing and projected traffic and infrastructure constraints, structural engineering conditions, and input from area residents and local developers, many uses were found undesirable for the site:

Big Box Retail	High Rise Office
High Rise Hotel	High Rise Residential
Fast Food Restaurants	Hospital/Medical Facilities
Vehicle Service Facilities	Liquor Store
Department Store	Warehouse

Uses that require large amounts of surface parking

2. Five (5) scenarios were analyzed using a combination of desirable uses at low, moderate and high intensities of development. Desirable uses are:

Park/Open Space	Historic Preservation
Recreation Facilities	Federal/National Monument
Public Facilities	Condominiums
Apartments	Townhouses
Low-Rise Office	Conference Center
Restaurants	Neighborhood Retail
Church	Cultural Facilites
Entertainment/Movies/Theatre	